

AGENDA

AGENDA FOR THE SPECIAL MEETING OF
THE COUNCIL OF THE CITY OF NANAIMO,
TO BE HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2014-SEP-04, COMMENCING AT 7:00 P.M.

CHAIR: MAYOR RUTTAN

ACTING MAYOR: COUNCILLOR ANDERSON (2014-JUL-28 TO 2014-SEP-07)

1. **CALL TO ORDER THE SPECIAL MEETING OF COUNCIL:**
2. **ADOPTION OF AGENDA: (Anderson/Brennan)**
3. **CALL TO ORDER THE PUBLIC HEARING:**
4. **PUBLIC HEARING AGENDA:**

Mr. Bruce Anderson, Manager, Planning & Design Section to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 26 of the *Local Government Act*.

- (a) **Bylaw No. 4500.069** – RA335 – 10 and 28 Front Street – to be introduced by Ms. Sheila Herrera, Planner, Planning & Design Section. Pg. 3

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by permitting site specific text amendments to the existing Chapel Front (DT5) zone to increase the maximum allowable density to a Floor Area Ratio (FAR) of 12 and increase the maximum allowable height to 114.3 metres in order to facilitate a high-rise hotel development.

- (b) **Bylaw No. 4500.070** – RA337 – 1985 Island Diesel Way – to be introduced by Ms. Sheila Herrera, Planner, Planning & Design Section. Pg. 4

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate construction of a mixed use development.

5. **ADJOURNMENT OF THE PUBLIC HEARING:**

6. **BYLAWS:**

- (a) That "ZONING AMENDMENT BYLAW 2014 NO. 4500.069" (RA335 - to amend "ZONING BYLAW 2011 NO. 4500" by permitting site specific text amendments to the existing Chapel Front (DT5) zone to increase the maximum allowable density to a Floor Area Ratio (FAR) of 12 and increase the maximum allowable height to 114.3 metres in order to facilitate a high-rise hotel development) pass third reading. *Pg. 5*
- (b) That "ZONING AMENDMENT BYLAW 2014 NO. 4500.070" (RA337 - to amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate construction of a mixed use development) pass third reading. *Pg. 6-7*

7. **ADJOURNMENT OF THE SPECIAL COUNCIL MEETING:**

NOTICE OF PUBLIC HEARING

September 4th 2014 at 7:00 pm



There will be a Public Hearing on Thursday, **September 4th 2014**, starting at **7:00 pm** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC**, to consider a proposed amendment to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.069 at the Public Hearing.

BYLAW NO. 4500.069

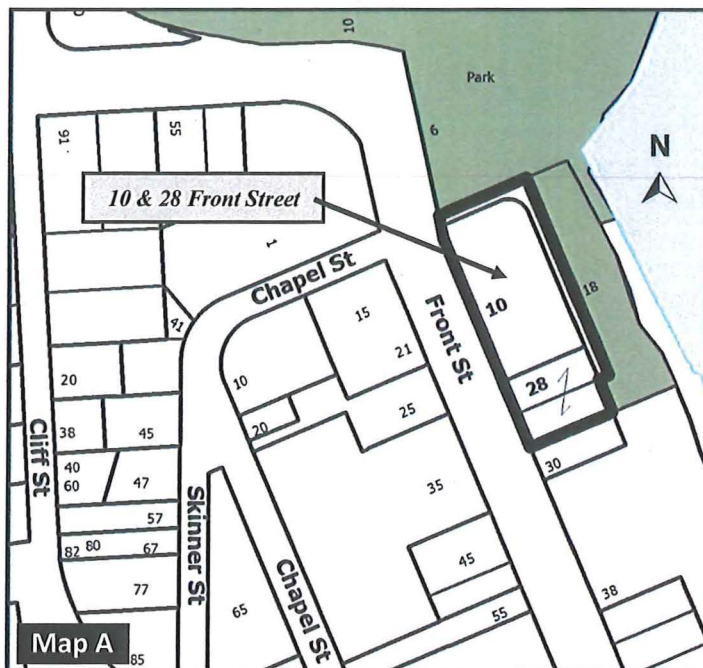
Purpose: To permit site specific text amendments to the existing Chapel Front (DT5) zone to increase the maximum density and height

Location(s): 10 and 28 Front Street, shown on Map A

File No.: Rezoning Application - RA000335

This bylaw, if adopted, will permit site specific text amendments to the existing Chapel Front (DT5) zone to increase the maximum allowable density to a Floor Area Ratio (FAR) of 12 and increase the maximum allowable height to 114.3 metres in order to facilitate a high-rise hotel development.

The subject properties are legally described as LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP84012; and LOTS 9 and 10, SECTION 1, NANAIMO DISTRICT, PLAN 4462 and are shown on Map A.



WANT TO FIND OUT MORE INFORMATION?

IN PERSON: A copy of the above-noted bylaw and related documents may be inspected from August 22nd 2014 to September 4th 2014, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.

WEBSITE: Review the rezoning application information on the City's webpage:

What's Building In My Neighbourhood?
www.nanaimo.ca/whatsbuilding

QR CODE: Use this QR code on your mobile device to go directly to the online information.



Please be advised that additional bylaws are scheduled for the Public Hearing. The complete list of Public Hearing items is available on the City's website and published in local newspapers.

If you would like more information about Public Hearings please go to the City website at www.nanaimo.ca and use the search function to find the 'Public Hearing Information Sheet', which contains many frequently asked questions.

WANT TO MAKE A WRITTEN SUBMISSION?

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00pm, September 4th 2014, to ensure their availability to Council at the Public Hearing. Written submissions can be provided by any of the following methods:

IN PERSON: Drop off at the Service and Resource Centre, located at 411 Dunsmuir Street

EMAIL: Email should be sent to public.hearing@nanaimo.ca

WEBSITE: Submit comments directly through the City's website at www.nanaimo.ca/publichearing

MAIL: City of Nanaimo, Community Development Department, 455 Wallace Street, Nanaimo, BC, V9R 5J6

Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

City of Nanaimo
Community Development Department
Service and Resource Centre
411 Dunsmuir Street
Phone: (250) 755-4429 Fax: (250) 755-4439
www.nanaimo.ca

This Notice is published in accordance with Section 892 of the Local Government Act. Notice given by the Corporate Officer.

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BYLAW NO. 4500.070

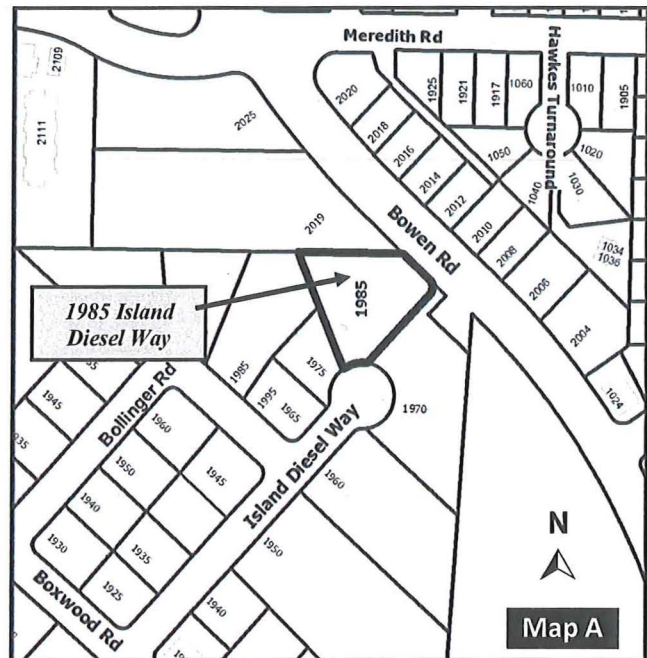
Purpose: To permit the use of land for a mixed use development

Location(s): 1985 Island Diesel Way, shown on Map A

File No.: Rezoning Application - RA000337

This bylaw, if adopted, will rezone the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate construction of a mixed use (residential and commercial) development, which would be developed in conjunction with the adjacent COR2 property at 2019 Bowen Road.

The subject property is legally described as LOT 35, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 and is shown on Map A.



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CITY OF NANAIMO

BYLAW NO. 4500.069

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2014 NO. 4500.069".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By amending Subsection 11.3.2 by deleting the site specific maximum allowable density for 10 and 20 Front Street and replacing with the following:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
10 and 28 Front Street	LOT A SECTION 1 NANAIMO DISTRICT PLAN VIP84012; and LOTS 9 and 10, SECTION 1, NANAIMO DISTRICT, PLAN 4462	12.0

3. By amending Subsection 11.7.2 by deleting the site specific maximum allowable height for 10 and 20 Front Street and replacing with the following:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
10 and 28 Front Street	LOT A SECTION 1 NANAIMO DISTRICT PLAN VIP84012; and LOTS 9 and 10, SECTION 1, NANAIMO DISTRICT, PLAN 4462	114.3m

PASSED FIRST READING 2014-AUG-11

PASSED SECOND READING 2014-AUG-11

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE _____

COVENANT REGISTERED _____

ADOPTED _____

MAYOR

CORPORATE OFFICER

CITY OF NANAIMO

BYLAW NO. 4500.070

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2014 NO. 4500.070".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 35, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 (1985 Island Diesel Way) from High Tech Industrial (I3) to Mixed Use Corridor (COR2) as shown on Schedule A.

PASSED FIRST READING 2014-AUG-11

PASSED SECOND READING 2014-AUG-11

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

COVENANT REGISTERED _____

ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA337
Address: 1985 Island Diesel Way

